



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**Tentative Notice of Action**

Promoting the wise use of

MEETING DATE February 6, 2015 EFFECTIVE DATE February 20, 2015	CONTACT/PHONE Schani Siong (805) 781-4374 ssiong@co.slo.ca.us	APPLICANT Daniel Daou	FILE NO. DRC2013-00100
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**SUBJECT**

Request by DANIEL DAOU for a Minor Use Permit to allow a new 6,800 square-foot two-story single family residence with a 505 square-foot basement, a 2,550 square-foot detached garage, approximately 4,029 square feet of covered outdoor area, a pool, and related site improvements. This project includes grading for a new driveway and a building pad for the proposed residence. The project will result in the disturbance of approximately 2.31 acres on a 24.3 acre parcel. The proposed project is within the Residential Rural land use category and is located 0.9 miles west of the Nacimiento Lake Drive and Mountain Springs Road intersection, west of the City of Paso Robles. The site is in the Adelaida sub-area of the North County planning area.

**RECOMMENDED ACTION**

1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq.
2. Approve Minor Use Permit DRC2013-00100 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.

**ENVIRONMENTAL DETERMINATION**

The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on December 22, 2014 for this project. Mitigation measures are proposed to address aesthetics, geology, soils, and water.

LAND USE CATEGORY Residential Rural	COMBINING DESIGNATION N/A	ASSESSOR PARCEL NUMBER 018-101-014	SUPERVISOR DISTRICT(S) 1
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**PLANNING AREA STANDARDS:**

N/A

**LAND USE ORDINANCE STANDARDS:**

Section 22.10.140 Setbacks, Section 22.10.090 Building Height, Section 22.16.040 Landscape Plans, Section 22.18.050 Required Number of Parking Spaces

Does the project conform to the Land Use Ordinance standards? : Yes - see discussion

**FINAL ACTION**

This tentative decision will become final action on the project, effective on the 15<sup>th</sup> day following the administrative hearing, or on February 20, 2015, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT:  
COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242

EXISTING USES: Agriculture	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Rural / single-family residence, agriculture <i>South:</i> Residential Rural / single-family residence, agriculture <i>East:</i> Residential Rural / single-family residence, agriculture <i>West:</i> Residential Rural / single-family residence, agriculture	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, APCD, Building Division, Cal Fire and City of Paso Robles	
TOPOGRAPHY: Moderate to steep slopes	VEGETATION: Grasses
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CAL FIRE	ACCEPTANCE DATE: September 4, 2014

## PROJECT DESCRIPTION

The proposed project involves grading and construction for a new driveway and building pad for a new 6,800 square-foot two-story single family residence with a 505 square-foot basement, a 2,550 square-foot detached garage, approximately 4,029 square feet of covered outdoor area, a pool and related site improvements. The project will result in the disturbance of approximately 2.31 acres, including approximately 9,730 cubic yards of cut and 6,930 cubic yards of fill, on the 24.3 acre parcel. The parcel was used previously for orchard planting (almond) and consists of moderate to steep slopes. There are no existing structures except for a water storage tank on the property. The proposed project is within the Residential Rural land use category and is located at 2525 Fox Hills Roads, approximately 0.9 miles west of the Nacimiento Lake Drive and Mountain Springs Road intersection, west of the City of Paso Robles. The site is in the Adelaida sub area of the North County planning area.

## LAND USE ORDINANCE STANDARDS

### Section 22.10.140 Setbacks

**Front Setback.** All structures with a height greater than three feet shall be set back a minimum of 25 feet from the nearest point on the front property line.

*Staff comment: The project complies with this standard because the proposed residence is setback approximately 707 feet from the front property line.*

**Side Setbacks.** Within rural areas: 10 percent of the lot width to a maximum of 25 feet, but not less than three feet, on sites of less than one acre in net area, and a minimum of 30 feet on sites of one acre or larger in net area.

*Staff comments: The project complies with this standard because the proposed residence is setback approximately 360 feet from the western side and 124 feet from the eastern side property lines.*

**Rear Setback.** The minimum rear setback is 10 feet on sites of less than one acre in net area and 30 feet on sites of one acre or larger in net area

*Staff comments: The project complies with this standard because the proposed residence is setback approximately 556 feet from the rear property lines.*

### **Section 22.10.090 Heights**

The maximum allowed height for the Residential Rural land use category is 35 feet.

*Staff comment: The project complies with this standard because the proposed residence is approximately 26 feet high, with additional 4 feet high chimney stacks. No elements of the proposed residence are more than 35 feet.*

### **Section 22.16.040 Landscape Plans**

The purpose of a landscape plan is to delineate the outdoor space including site development, earthworks, drainage, planting, irrigation and site details. By detailing the proposed plantings and method of irrigation, a landscape plan provides an effective means for evaluating whether chosen plant materials will: survive in the climate and soils of a given site; satisfy the functional objectives of landscape (such as erosion control, screening and shade) within a reasonable time; and whether a proposed irrigation system will adequately support plantings while conserving water.

*Staff comments: The proposed project includes a detailed landscaping plan proposing native, drought tolerant plants. The landscaping plan has been reviewed to be adequate in providing visual screening to the proposed development, as seen from the Nacimiento Lake Drive. This project complies with this standard.*

### **22.18.050 Required Number of Parking Spaces**

All land uses requiring a permit under Title 22 shall provide off-street parking spaces as follows:  
Single Family Dwellings - 2 per dwelling.

*Staff comment: The proposed project complies as it includes a four car garage.*

## **PLANNING AREA STANDARDS**

*Staff comment: The proposed project is located in the Adelaida sub-area of the North County planning area. However, there are no special planning area standards applicable to this parcel.*

## **COMMUNITY ADVISORY GROUP COMMENTS**

Project is not located within an area subject to community advisory group review.

## **AGENCY REVIEW**

Public Works: No comments.

Environmental Health: No issues or concerns identified. ( Leslie Terry via email July 1, 2014)

APCD: No comments received.

Cal Fire: No comments received.

City of Paso Robles: No comments received.

Building Division:

1. All plans and engineering shall be prepared by a California Licensed Architect of Record unless exempted by the Business and Professions Code.
2. The project is subject to a construction permit (for each separate structure) as well as the newly adopted 2013 California Codes.
3. The project will require a full soils report for the design of all building foundations at the time of construction permit application submittal.
4. The project is subject to the California State Title 24 energy laws.
5. The project will require a separate permit for major grading that shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.
6. Fire sprinkler systems will be required for each new structure. The sprinkler plans shall be submitted with a separate application for a separate fire sprinkler permit with the application for the structure(s). The application for the sprinkler system and any water tank storage required for the system shall be approved prior to issuance of the structure(s).

#### LEGAL LOT STATUS

The existing lot was legally created by a deed at a time when that was a legal method of creating lots.

Staff report prepared by Schani Siong and reviewed by Airlin Singewald.